

Before the Board of Zoning Adjustment, D. C.

Application No. 11967 of George Washington University, pursuant to Section 8207.2 of the Zoning Regulations for a special exception to permit a parking lot for students, faculty and staff as a part of a Campus Plan, as provided by Section 3101.46 of the regulations in the R-5-C Zone, at the premises 2300 H Street, N. W., Lot 840 (formerly Lots 817-819), Square 42.

HEARING DATE: September 17, 1975

DECISION DATE: September 30, 1975

FINDINGS OF FACT:

1. Applicant proposes to continue operation of a parking lot consisting of thirteen (13) spaces for use by University students, faculty and staff.

2. The parking lot was previously approved by the Board in BZA Order No. 10464 and the Certificate of Occupancy expired October 8, 1975.

3. The University Campus Master Plan requires 2,800 to 3,000 parking sapces and 2,854 spaces are now available on the campus including the proposed parking lot.

4. The written report of the Department of Transportation dated May 23, 1975 offered no objection to the application.

5. The National Capital Planning Commission in a letter to the Board date June 13, 1975 reported the Commission's recommendation on the application based upon the following: a) the use is a University - related function and is not objectionable because of noise, traffic, number of students or other objectionable conditions. b) the use is not inconsistent with the University Campus Plan recommended by the Commission and previously approved by the Board and is consistent with the Comprehensive Plan for the National Capital.

6. The record indicates a letter of opposition to the application based upon the opinion that as a city university there should be no parking lots because of the availability of bus and subway stops and the creation of air pollution from automobile use. The letter further stated

that the site should be used for a residential use to take advantage of and support the public transportation.

CONCLUSIONS OF LAW:

Based upon the above findings of fact and the evidence of record the Board finds that the proposed parking lot is not objectionable because of noise, traffic, number of students or other objectionable conditions. The parking is a University - related use in comprising a portion of the total parking required pursuant to the Campus Plan previously approved by the Board. It is the opinion of the Board that the subject parking lot is in harmony with the general purpose and intent of the Zoning Regulations and will not tend to adversely affect the use of neighboring property.

ORDERED:

It is hereby ordered that the subject application be GRANTED CONDITIONALLY as follows:

1. Permit shall issue for a period of three (3) years, but shall be subject to renewal within the discretion of the Board upon the filing of a new application in the manner prescribed by the Zoning Regulations.
2. Maintenance and service vehicles up to 1½ tons in weight, recreational vehicles and pick-up trucks of students, faculty and staff, provided they are no larger than the normal size of parking spaces (9'x19') shall be permitted to park on the subject property.
3. All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all weather impervious surface.
4. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

5. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

6. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

7. A parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

8. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

VOTE:

5-0

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:



JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER:

11/14/75

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.